

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Monterey Park

State: CA

PJ's Total HOME Allocation Received: \$6,552,849

PJ's Size Grouping*: C

PJ Since (FY): 1995

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 92				
% of Funds Committed	95.65 %	93.35 %	21	93.41 %	67	71	
% of Funds Disbursed	63.58 %	85.12 %	89	84.68 %	4	3	
Leveraging Ratio for Rental Activities	3.23	5.84	52	4.72	45	38	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	72.98 %	1	80.76 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	100.00 %	61.88 %	1	68.18 %	100	100	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	54.05 %	77.72 %	80	80.32 %	8	6	
% of 0-30% AMI Renters to All Renters***	8.11 %	39.58 %	79	45.16 %	4	3	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.97 %	92.53 %	46	95.04 %	40	41	
Overall Ranking:			In State: 32 / 92		Nationally: 46 42		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$25,089	\$33,130		\$26,037	148 Units	93.70 %	
Homebuyer Unit	\$0	\$20,348		\$14,755	0 Units	0.00 %	
Homeowner-Rehab Unit	\$15,123	\$27,021		\$20,487	10 Units	6.30 %	
TBRA Unit	\$0	\$2,819		\$3,225	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Monterey Park CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$106,234	\$0	\$17,108
State:*	\$131,762	\$111,680	\$27,980
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.09

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	1.4	0.0	20.0	0.0	Single/Non-Elderly:	8.3	0.0	20.0	0.0
Black/African American:	0.0	0.0	0.0	0.0	Elderly:	89.0	0.0	60.0	0.0
Asian:	53.8	0.0	20.0	0.0	Related/Single Parent:	0.7	0.0	10.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	1.4	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.7	0.0	10.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	41.4	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	3.4	0.0	60.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	80.7	0.0	50.0	0.0	Section 8:	0.0	0.0 [#]		
2 Persons:	15.9	0.0	40.0	0.0	HOME TBRA:	0.0			
3 Persons:	1.4	0.0	0.0	0.0	Other:	37.2			
4 Persons:	0.7	0.0	10.0	0.0	No Assistance:	62.8			
5 Persons:	0.7	0.0	0.0	0.0					
6 Persons:	0.7	0.0	0.0	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			75	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Monterey Park

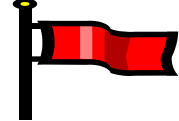
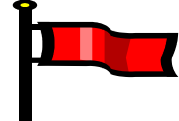
State: CA

Group Rank: 46
(Percentile)

State Rank: 32 / 92 PJs

Overall Rank: 42
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	100	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	54.05	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	97.97	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	5.02	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

